

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2026088255 2 PG(S)

6/29/2026 11:56 AM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3513401

DOC TAX \$ 0.70

RECORD \$ 18.50

PARCEL ID NO. 0008026003

Return to and prepared without title examination by:



Doc Stamp-Deed: \$0.70

50 Central Avenue, 8th FL

Sarasota, Florida 34236

(941) 366-4800

Attention: Amy Concilio, Esq.

This conveyance is exempt from documentary tax because this is
a transfer of unencumbered homestead property among spouses.

SPECIAL WARRANTY DEED

This Deed is made this 29th day of June 2026 by and between **DAVID A. ROBERTS**, a married man joined by his wife **Lori Mae Roberts**, hereinafter referred to as Grantor, whose post office address is 1905 Harbour Links Cir., #3, Longboat Key, FL 34228, and **DAVID ALEXANDER ROBERTS AND LORI MAE ROBERTS**, husband and wife, hereinafter referred to as Grantee, whose post office address is 1905 Harbour Links Cir., #3, Longboat Key, FL 34228.

Grantor, in consideration of the sum of \$10 and other valuable considerations to Grantor in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, their successors and assigns, the following described property situate in Sarasota County, Florida:

UNIT NO. 3, EMERALD POINTE SOUTH, a land condominium, according to the Declaration of Condominium recorded in Instrument Number 2001101849, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 35, Page 9, of the Public Records of Sarasota County, Florida.

Subject to restrictions, reservations, and easements of record; applicable governmental regulations; and taxes for the current year.

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders, and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor.

As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In witness whereof, Grantor has signed this Deed as of the date above written.

WITNESSES:

Giana Torno
Signature of Witness

David A. Roberts
DAVID A. ROBERTS

Giana Torno
Print Name

Witness Address:

50 Central Avenue, Eighth Floor
Sarasota, Florida 34236

Emma Tufano
Signature of Witness

Lori Mae Roberts
LORI MAE ROBERTS

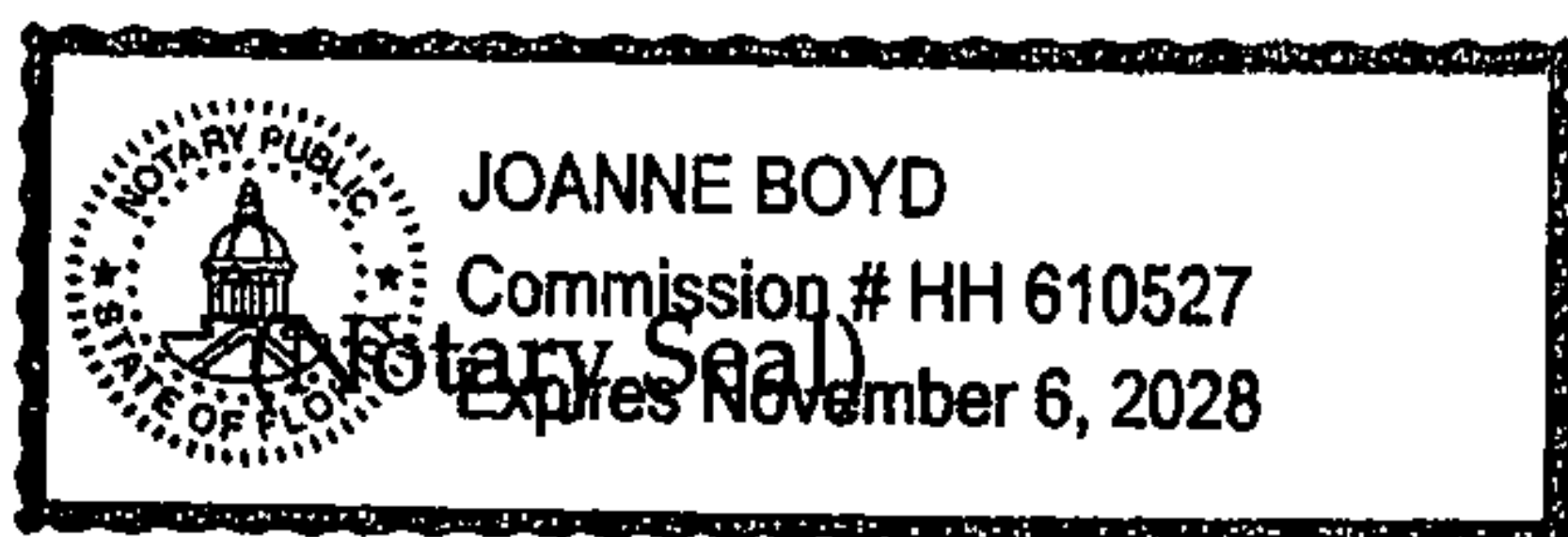
Emma Tufano
Print Name

Witness Address:

50 Central Avenue, Eighth Floor
Sarasota, Florida 34236

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of June 2026 by DAVID A. ROBERTS and LORI MAE ROBERTS, who are personally known to me or who have produced FLDL as identification. If no type of identification is indicated, the above-named persons are personally known to me.



Joanne Boyd
Signature of Notary Public
Joanne Boyd

Print Name of Notary Public

I am a Notary Public of the State of Florida,
and my commission expires on 11/6/28